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Thank you for raising House Bill 6589, *An Act Concerning Rent Stabilization in Mobile Manufactured Home Parks*. I strongly support this important legislation that would protect mobile home residents from excessive increases in rent. Residents of the Beechwood Community in Killingworth reached out to me about the rent increases, 4.8 percent in 2021, nearly double the increase from 2020 and then, a 7.3 percent increase in 2022. Along with these exorbitant rent increases, residents note a decrease in services provided. Beechwood, like many mobile home parks across the state is owned by a large real estate investment company, located out of state.

Beechwood, is a 55-plus community, in which most residents live on a fixed-income that cannot sustain these excessive yearly increases in rent. As you are keenly aware, across Connecticut we have a housing crisis. Killingworth is representative of many communities throughout Connecticut in which there are few options for senior or affordable housing. Residents are put in a difficult position, with the already difficult increases with other essential necessities such as food, healthcare, and energy costs, many will be unable to sustain the rent increases on their land without giving something up. This creates a cascading effect where residents have no choice but to reach out to social services, community organizations and the state for food and cash assistance. These often, multimillion dollar, out of state corporations need to be put on notice and not be allowed to price gouge the most vulnerable in our communities.

I respectfully ask that the committee adjust the rental cap to be no more than 3% in one calendar year in Section 1(b). This increase is still modest and would allow for companies to adjust for inflation but be a fair compromise between residents and owners. It also more closely aligns with our neighboring state of New York.

Additionally, I also want to provide my support for House Bill 6588, *An Act Concerning Rent Stabilization*. It is time that we provide clearer parameters for landlords to protect certain tenants under specific conditions. The legislation would prohibit a landlord from increasing rent during the first year of a tenancy and during a public health emergency by more than a certain calculated amount on an annual basis. It would also require that landlords provide at least 90 days written notice before increasing rent.

As I have become aware of these rental increases, more have emerged in other cities like Branford as well as outside of my district. I urge the committee to move H.B. 6589 and H.B. No. 6588 forward so that we may ensure that there is a limit to what these large real estate companies can impose. Thank you again for considering this legislation.